

**Chicago Housing Authority
Board of Commissioners Public Session
September 18, 2012
CHA Corporate Office – 60 E. Van Buren**

	Name	Question/Comment	Response
1	Mary Thomas	<p>I am the co-chair of the Lathrop Homes leadership team. The draft Annual Plan says 748 units at Lathrop homes are not habitable. That is a lie and misleading to the public. Lathrop has been in limbo for more than a decade. In 2008, we asked CHA to put vacant units online, and we were told no.</p> <p>Recently, CHA told residents that units would not be rehabbed until 2015. Waiting 12 years to rehab Lathrop is too long. Let people with a right to return come back to Lathrop.</p>	<p>The Community Planning Process for Lathrop is currently underway and expected to arrive at a Final Master Plan by Spring 2013. Included as part of that Master Plan, will be the amount of buildings that will be rehabilitated and preserved in accordance with the Section 106 Historic Preservation process.</p> <p>Lathrop families who lived in public housing on 10/1/99 and have remained lease compliant will be eligible to return to the new units at Lathrop. The housing offer process will follow the priorities governed by the Relocation Rights Contract.</p>
2	Joseph Peery	<p>I am a resident of Parkside. According to the Coalition Against Homelessness, there are 105,000 homeless people in Chicago. There are 40,000 families on your waitlist. At Cabrini, you are paying for the apartments to remain empty. To me it sounds like you are subsidizing homelessness. You spent money to rehab the rowhouses, and now they are trying to demolish all of Cabrini. You don't want poor people living in Chicago. You are willing to break every rule to make that happen.</p>	<p>Thank you for your comment.</p>
3	Miguel Suarez	<p>I am a Lathrop resident. \$8.1 million will be spent at Lathrop in 2013. It should be used to protect vacant units and improve the living environment for people. Please provide us with a detailed listing of how this money will be sent.</p>	<p>All requests for public records should be made to CHA's Freedom of Information Act (FOIA) Office. These requests can be made via email to, FOIAResquest@thecha.org, or by mail:</p> <p>Attn: Freedom of Information Act Officer Planning and Reporting Chicago Housing Authority 60 East Van Buren St., 12th Floor Chicago, IL 60605</p>

4	Marguerite Jacobs	<p>1) Why would you call it a transformation when you are putting us out anyways? I want to ask about the Altgeld parking lot and laundromat.</p> <p>2) I want to talk about two heartbeats per room, as well.</p>	<p>1) In reference to Altgeld Gardens, the parking stickers have been changed throughout the development and there will be additional hours added to the normal operations of the laundromats.</p> <p>2) The CHA's Admissions and Continued Occupancy Policy is currently a board approved document. At this time, the policy is not out for public comment. When the policy is revised, you will be asked to provide comments and concerns which will be taken into consideration in finalizing the document. In addition, the Administrative Plan for the Housing Choice Voucher Program is currently out for public comment, until October 31, 2012.</p>
5	Carol Steele	<p>(Hands something out to Board members) The most important thing is the minutes from Parkside of Old Town. I went to a meeting I wasn't invited to, but Holsten invited me. On the agenda was Cabrini rowhouses. They didn't get to that part of the agenda. Later on I got the minutes, and the minutes said they were promised that the rowhouses would be torn down. Who told them this? The rowhouses were part of the 25,000 count. We are in the 12th year of the Plan, and we don't have all the units we are supposed to have. We asked Ponce, "who is making these decisions?" and he said there is a new CEO coming, and he said things will continue on whoever is the CEO.</p>	<p>The CHA informed the working group in September 2011 that it will not support the rowhouse property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property. CHA is currently undergoing a planning process with the Cabrini Working Group in which the Cabrini rowhomes will be a part of the property being planned.</p>
6	Willie Fleming	<p>Thank you Dr. Harris, your poems are inspiring. We were trying to believe in HOPE VI, and the Plan, and they failed. We tried to believe in relocation, and that failed. For some, it made them homeless. The CHA let us down.</p>	<p>Thank you for your comment.</p>
7	Ms. Ward	<p>I am an Altgeld resident. You said you want to tear down our community. There are vacant units out there, and there are a lot of people who are homeless and families are being put out. We need answers. You have four bedrooms and it could be five. We have to go far out to go to the grocery store. Coyotes are also coming out and the animals are getting closer to us.</p>	<p>Thank you for your comment. The CHA will undergo a community input process to obtain feedback on creating a strong and vibrant community at Altgeld. Altgeld residents will be invited to attend and are encouraged to participate.</p>

8	Cheryl Johnson	I am a resident of Altgeld Gardens, you are planning to demolish 648 units. We should be able to participate in this decision. There are 1,300 people who have not been informed of what you are trying to do. As a resident, and business owner, we need to take the initiative to develop a community plan to present to you. I am meeting with people who know how to do this, we are going to engage the community and we want the units to remain in the community. Will you allow residents to participate in this process?	Thank you for your comment. The CHA will undergo a community input process to obtain feedback on creating a strong and vibrant community at Altgeld. Altgeld residents will be invited to attend and are encouraged to participate.
9	Paul McKinley	Walsh is doing development at CHA. They did \$290 million of work. They walked away with \$310 million. Now you are saying you are going to take \$7 million and tear down the building. Walsh said they had gouged CHA, and some of the Board members are a part of this. The CHA has created a safety problem. Every time someone is hurt in this community, its CHA's fault. They think the building is the problem. My last statement, you are all responsible and you will not escape the wrath of God.	Your comment has been received.
10	Randy Walls	I live in Scattered Site housing, under Woodlawn. I have been living there for 14 years and I've had a problem for four years. The supports that hold my house up, are broken. My roof has a hole in it. CHA and Woodlawn were aware four years ago. They don't want to offer me anything. They say I am not qualified. I am lease compliant. Why am I not qualified? My kids don't sell drugs or gang bang. Why do you want to put me in a situation where I may get killed? They offered me a unit that had been flooded. Why do you want to take me out of a damaged unit and put me in a worse unit?	The CHA will not provide a specific response to your issue, in a public forum. However, CHA has attempted to work with you to resolve this matter.
11	Francine Washington	Nobody cares about us but us. We were talking about having an election. CHA only gave us \$300,000 for an election. What about us? We need money for the election. If someone wants to run against me, it doesn't matter, we need money. We need it now, not in the winter.	Thank you for your comment.

12	Angela Williams	Last week I attended a meeting on 32nd St. Since that time I received the help I needed. I can say I've never had a problem with CHA. I am using the CHA as a stepping stone which is what its supposed to be. I had a really bad hardship, and people at CHA have stepped up to the plate. Thank you Mr. Garrett and Mr. Woodyard. I am trying to move to a better place to provide a good situation for my kids, the only problem we have is that we don't get notifications about these meetings. I am having a house meeting at my complex and I am going to tell people who they should go to for help. I want to say thank you to Ms. King, Ms. Washington and Mr. Garrett.	Thank you for your comment. In order to stay up-to-date on CHA's Board meeting schedule, please visit the following website: http://www.thecha.org/pages/board_information_meetings/23.php
13	George Blakemore	Jewish people talk about the Holocaust. Black people never talk about the legacy of slavery. Why are there only black people here? Where are the Asians and Caucasians? Black people are entitled to free food, shelter and clothes. We have been here for 400 years, and we've gotten nothing. When I see my people up there, crying for good houses, there is something wrong. We need money to set up our own housing for black people, controlled by black people. We are entitled. We are not getting anything for free. You must know your history and demand you get what you deserve.	Your comment has been received.
14	Rachel Goodstein	Good morning, in 1978 I moved west of Halsted to DePaul. Dan Cotter recruited me to be a member of the management team at the Cotter Boys and Girls Club. I have been in the Lathrop community for 20 years. I am here to ask you to renovate Lathrop, just as you did Trumbull Park on the south side. Lathrop is the transformation. It has always been well located and with nice facilities, bus routes and jobs close by. Lathrop is historic. Over the past 10 years, Lathrop has been transformed to a ghost town. The CHA is not fulfilling the mission of CHA, you have empty units for no reason. Lathrop is now a historic place. There should be no mention of the demolition of Lathrop. CHA should repopulate Lathrop, I urge you to act with wisdom.	The community planning process for Lathrop is currently underway and expected to arrive at a Final Master Plan by Spring 2013. Included as part of that Master Plan, will be the amount of buildings that will be rehabilitated and preserved in accordance with the Section 106 Historic Preservation process. Lathrop families who lived in public housing on 10/1/99 and have remained lease compliant will be eligible to return to the new units at Lathrop. The housing offer process will follow the priorities governed by the Relocation Rights Contract.

15	Theresa Ricks	I came down today, we had issues that need to be addressed. The residents don't want to be insulted. We've had an elevator down for five days (Dearborn). We have wheelchairs. We need to have elevator staff there. The elevator motor got too hot.	The CHA does not want residents inconvenienced. When elevators become inoperable, the problem is immediately identified and repairs are made. In this particular case, unfortunately the part that was needed was not readily available and had to be shipped which subsequently caused the repair delay.
16	Naomi Allen	I have been at Altgeld for 50 years. Why don't you build our community up? Why don't we have a voice in the situation? There are homeless people everywhere. Some of the people on the waitlist are homeless. How would you feel if that was your children? Would you reconsider your decision about destroying our community?	Thank you for your comment. The CHA will undergo a community input process to obtain feedback on creating a strong and vibrant community at Altgeld. Altgeld residents will be invited to attend and are encouraged to participate.
17	Ida Brantley	I am a resident of ABLA. ABLA homes has been remodeled and taken care of. We have had good teamwork with HJ Russell and Ms. Beverly, and we are happy.	Thank you for your comment.
18	Tamika Holt	I am here to discuss Resident Owned Businesses (ROB). The contractors and vendors CHA does business with - there is a communication breakdown, they are reaching out to the ROBs, but as far as going to meetings to get something hashed out, it's not getting that far. It's like they're being told, as long as you reach out to ROBs it's fine. I urge you, look deeper. Are they following Section 3 requirements? You have residents who know trades, and are in good standings with the state but have no technical support from CHA, we are asking the contractors to hold up their end. An example of communication, McShane, TCB and Target Group, they have a "Schedule A" and "Schedule B" but nothing about "Schedule C." They had no intention of working with ROBs.	<p>The compliance schedules were recently updated and some of the titles have changed. Contractors are required to complete the following compliance schedules with their bid and proposal documents, prior to contract execution:</p> <ul style="list-style-type: none"> • Schedule A- M/W/DBE Utilization Plan (completed by the Prime Contractor) • Schedule B- Section 3 Utilization Plan (completed by the Prime Contractor) • Schedule C- Letter of Intent M/W/DBE and/or Section 3 Business Concern (completed by Subcontractors) <p>All subcontractors must be able to provide the required insurance documentation as required by HUD to be a subcontractor on any federally funded contract. For construction projects, bonding is also required. If a vendor is unable to contract with a Section 3 Business Concern, for any reason, they must demonstrate that they have made good faith efforts. CHA is working closely with our contractors and subcontractors to strengthen Section 3 Business Concern contracting. Additionally, CHA has received and is currently evaluating proposals for the Section 3 Entrepreneurial Program, which will help Section 3 businesses develop and grow.</p>

19	Emma Arnold	I am an ABLA resident. I went to thank HJ Russell and Brenda Parker and her staff. Ms. Beverly has always been very informative, thank you for letting me know what's going on.	Thank you for your comment.
20	Georgia Curtis	I am a resident of Altgeld. How can you discuss something in our development without us? I am trying to understand this. There are 648 units offline, and they need to be back online. I understand your time is precious, however we need to address this. How can one make a decision for the whole development of Altgeld? Can we get a 90 day review period, so you can look it over before making a final decision?	Thank you for your comment. The CHA will undergo a community input process to obtain feedback on creating a strong and vibrant community at Altgeld. Altgeld residents will be invited to attend and are encouraged to participate.
21	Remona Wilkins	I have been a resident of Altgeld for 42 years. My mom is a senior and 82 years old. With the system for laundry in Altgeld, they open whenever they want to, but half the machines are broken. Why did you take our laundromat? You have seniors going to the bathroom on themselves and they need to clean their clothes. You all have your day, believe that. The Mayor, he has to go.	It is CHA's intent to provide residents with reasonable amenities. In response to resident concerns, the laundromat hours of operation have been reviewed and subsequently there will be extended hours of operations once the necessary staffing has been obtained. The new hours of operations are targeted to begin on November 1, 2012.
22	Robert Davidson	Why do you put your staff in front of public comment hearings to get beat up, and you hide behind them? If your concept was working for the residents, they wouldn't be crying like they are.	Thank you for your comment.
23	Carole Palkes	I am the building representative at Lake Michigan Apts/Vivian Hash. I am speaking about screening residents. It has been requested that residents be a part of the screening process. We have a lot of new people in our building, and we don't know who is who. If we were a part of the screening process, we would know who was moving in. Someone moved in on my floor and she was begging for food and other things. We need to reassess the screening process and allow council members to be a part of the process.	The CHA utilizes the eligibility guidelines listed in the FY2011 Admissions and Continued Occupancy Policy when determining whether an applicant is eligible for public housing. The property manager conducts a criminal background screening, credit screening, and housekeeping inspection in order to make the final determination. You can review the eligibility guidelines in the FY2011 ACOP, which can be found online (http://www.thecha.org/filebin/FY2011_ACOP_-_Final_Approved_-_07_19_11_-_Revised_11_08_11.pdf) or provided by your property manager.

24	John McDermott	<p>I am the Housing and Land Use Director for LSNA. We have worked with Lathrop. We want you to take a close look at the Lathrop Homes. The Board did not have the chance to vote on the development guidelines in the 2010 RFQ. A broad cross-section of residents and former residents all have maintained that those guidelines are not the right fit. Only 1/3 of Lathrop would return as public housing, and there would be market-rate with no plan to replace all the units. The development would also need to be 1200 units. This part of the city has normally not had a lot of public housing.</p>	<p>As a point of clarification, staff did present to the Board on October 13, 2010 the goals of the RFQ, the selection of the Development Team and the robust community planning process, to arrive at one final plan.</p> <p>As a member of the Working Group, you are aware that the community planning process for Lathrop is currently underway and expected to arrive at a Final Master Plan by Spring 2013.</p> <p>This is a complicated project with lots of competing interests and CHA is working to strike the right balance among those interests. Ultimately, Lathrop will be a mixed-income community with an appropriate mix of public, affordable and market rate housing to create a vibrant, diverse community that is seamlessly integrated to support critical community amenities such as transportation, schools, retail and open space.</p>
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